

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
December 2, 2025

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on December 2, 2025, at 6:00 p.m.

Present:        Scott Stevens  
                     Joel Sears  
                     John DeHaas

Dawn Hansen, Zoning Officer  
Dave Davidson, C.S. Davidson, Inc.  
Robert Sandmeyer

**PUBLIC COMMENT PERIOD:** No Comments

**APPROVAL OF MINUTES:** Mr. Sandmeyer made a motion to approve the minutes of the October 7, 2025, meeting. Seconded by Mr. Sears. Mr. DeHaas recused himself because he was not in attendance. All in favor, motion carried.

**ZONING HEARING APPLICATIONS:**

- Joan Snyder, the applicant, provided a narrative on the application. She explains that she is marketing towards interns or visiting doctors.
- Mr. DeHaas asked how many tenants she intends to have occupy the property at a time.
- Ms. Snyder says she only wants one family unit at a time. A maximum of four people.
- Mr. Sears asked how she would enforce that only one family would be there at a time.
- Ms. Snyder explained that she will monitor it.
- Mr. Sandmeyer explained that parking requires that there be four parking spaces for the bed and breakfast, two for the dwelling unit and one for each room. She is showing six on her application, with two spots being on-street parking. On-street parking does not meet the parking requirements. But the four in the driveway are adequate to meet the requirements.
- Mr. Davidson brought up that in the ordinance 310-45.1 A. states public water and sewer facilities must be utilized. It says it must be public sewer. That is the only area of the Township that does not have public sewer and that is concerning because in essence you are quadrupling the residents which will put a strain on that septic system. It is functioning well now, but it is only occupied by one person. You could have up to six people.
- Mr. Sandmeyer stated that it would require a variance.
- Ms. Snyder asked for clarification.
- Mr. Sears explained it has to do with the capacity of the septic system where the ordinance requires public sewer hookup. Since the ordinance says "must" then as it stands the Planning Commission can not recommend to the Zoning Hearing Board to approve the special exception without a variance in the zoning. You can't hook up to sewer there. The concern is legitimate because you would be putting additional stress on that system.
- Ms. Snyder asked if she rents the whole house out to a family of four, it will have the same amount as if she was doing a bed-and-breakfast.
- Mr. Sears explained that the ordinance requires owner-occupancy. He asked Ms. Snyder what she expected the occupancy to be for over a year regardless of how many rentals you have.
- Ms. Snyder expects an average of a two-week stay. She will market towards the hospital, towards traveling nurses who will be at the hospital all night. She doesn't foresee a lot of wear-and-tear on the

property. A family of four would only be there maybe a week for vacation. She thinks vacationers would be in a hotel. This would be for a business traveler.

- Mr. Sandmeyer feels the ordinance states it must be public sewer. It is not based upon the expected occupancy. Legally it must have public sewer which will require a variance.
- Mr. DeHaas asked how to proceed.
- Mr. Sandmeyer said it would be upon the recommendation of the Zoning Officer.
- The Zoning Officer stated an amended application requesting a variance to section 310-45.1A for the requirement that the property must be connected to public sewer would need to be submitted.
- Ms. Snyder asked if it was a requirement for her neighbor who rents the property long-term to be connected to sewer.
- The Zoning Officer stated that is not a requirement of the rental registration long-term rental program.
- Ms. Snyder said it would be better for her not to live there and just rent it out long-term.
- Mr. Sandmeyer said yes, because it would not require any special approval.
- The Zoning Officer stated that she could request the variance with an amended application.
- Mr. DeHaas explained that the board is just making some recommendations so that you can have this correct when she goes before the Zoning Hearing Board.
- Mr. DeHaas stated he would like to make a recommendation to approve the application with the addition of an amended application with the variance to section 310-45.1A.
- Mr. Sears seconded the Motion
- Public Comment:
  - Anne Gray, 1471 Sleepy Hollow Road, feels this would be a good fit in the neighborhood.
- All in favor, motion passed.

#### **Subdivision/Land Development Plans:**

- **RG Brookside Thistle, LLC – Minor Subdivision plan.**
- Mr. Sandmeyer recused himself due to conflict that his office is handling the plan.
- Andy Barshinger of Site Design Concepts represents RG Brookside Thistle, LLC provided a narrative on the application.
- This is a vacant lot they want to subdivide the golf course portion off the vacant lot with no development.
- They will provide a 20' wide access easement across the vacant parcel. They are also requesting five waivers.
- Mr. DeHaas asked about the confusion with parcel issues.
- Mr. Barshinger said the York County Tax office has the lot lines incorrect on the tax map and it will be corrected prior to approval.
- The Zoning Officer explained that correction of the tax map will be a condition of the plan prior to approval.
- Mr. DeHaas confirmed with Mr. Davidson that one of his comments suggested there be a request for waivers for preliminary plan, stormwater management, E & S approval, DEP approval, and sheet size.
- Mr. Davidson asked why an easement was provided on Lot 2 but not on Lot 1.
- Mr. Barshinger said they could provide an easement but that is the golf course portion of the property.
- Mr. Davidson said the it is golf course property today, but someone else could purchase it tomorrow. There is also a path on the back of Lot 1 on the far right. Provide an easement for that one too.
- Mr. DeHaas asked if all comments have been addressed.
- Mr. Barshinger assured him they had.
- Public Comment:

- Ralph Felter, 1491 Turnberry Court made comments regarding his concerns about the history and future of Regents Glen.
- Mr. DeHaas made a motion to recommend the following waivers and conditions:
  - Waiver for preliminary plan approval.
  - Waiver for sheet size.
  - Waiver for stormwater approval.
  - Waiver for DEP approval.
  - Waiver for E & S approval.
  - Engineer's stamp and signature.
  - Owner's notarized signature.
  - The York County Tax Assessment map issue is resolved prior to recording.
  - Easement added for the golf cart path on Lot 1.
- Seconded by Mr. Sears. All in favor, motion passed.

**OTHER BUSINESS:** Mr. DeHaas wanted to recognize Mr. Sandmeyer's 15 years of service. He is resigning from the Planning Commission. The Township is looking for a volunteer from Ward 1 to take his position.

Motion to adjourn at 6:38 pm by Mr. DeHaas, seconded by Mr. Sandmeyer. All in favor, motion passed.